

ATTACHMENT 2. - COMMENTS MADE REGARDING MAITLAND IMPROVEMENT SCHEME

Section	Comments
General Comments	<p>The City is eager to see the timely development of the Maitland Strategic Industrial Areas and will be supportive of any initiative that aids in the effective, efficient delivery of projects within this Strategic Industrial Areas.</p> <p>The City has a proven track record in helping the State Government and industry facilitate some of the most significant resource sector and industrial projects and supporting industrial areas through the pre-existing statutory planning framework. The City has the capacity, experience and skills to continue to do this into the future. While there will be legitimate questions about the necessity and efficiency of introducing another planning mechanism (the Regional Improvement Scheme), the City is committed to working with the State Government to bring these estates on-line under whichever planning and governance framework is determined most efficient and effective.</p> <p>Given the WAPC will be the approval authority for land use and development in the Maitland Strategic Industrial Estate, will the WAPC assume responsibility for undertaking compliance on unapproved development or development not commensurate with approved plans and/or conditions of development approval?</p>
Part 1: Preliminary	Aims of Town Planning Scheme No.8 include "facilitate community input into planning for the appropriate balance between economic and social development, conservation of the natural environment, and improvements in lifestyle and amenity". The City is concerned that the draft Improvement Scheme may not provide for this aim. It is important to the City that facilitating community input remain an aim of the Scheme, particularly as the Improvement Scheme is taking the decision making further away from the local community. The City requests that the notion of facilitating community input be incorporated into the Aims of the Improvement Scheme.
Part 2: Planning Framework	Refer to comment on local planning strategy and local planning policies in relation to Part 8 below.
Part 3: Zones and use of land	It is recommended that a focus be placed on the types of industrial development intended for the Maitland Strategic Industrial Area. The City would like to prevent the potential for unintended industrial uses to establish at Maitland by ensuring the strategic nature of Maitland is maintained and the potential for lower order industrial uses that should be accommodated in other established industrial estates around the City do not establish in the Maitland Strategic Industrial Area.
Part 4: Plans	-
Part 5: Development requirements	<p>The City requests that the process for amending the Guide Plan be set out within the Improvement Scheme.</p> <p>A Management Order to the City of Karratha exists over Reserve 356. This Reserve contains Miaree Pool and is a 24 hour rest stop on the North West Coastal Highway and popular day visitation area for local residents of the City of Karratha. This Reserve should be afforded the appropriate protection within the Improvement Scheme either through appropriate zoning on the zoning maps and/or through appropriate provisions within the text.</p>
Part 6: Development of land	TPS No.8 includes a number of exemptions from the requirement for planning approval, including for any mining operations authorised under the <i>Mining Act 1978</i> . Improvement Scheme should include similar exemptions and should ensure it is in line with any exemptions listed within the Planning and Development (Local Planning Schemes) Regulations 2015.
Part 7: Applications for planning approval	No comments.
Part 8: Procedures for dealing with applications	<p>The City requests that the Improvement Scheme set out the regard to be had for the local planning strategy and local planning policies in determining applications under the Improvement Scheme. The Improvement Scheme relies upon either the City referring to these instruments in a submission or the WAPC considering them a relevant planning consideration. The City would prefer that the Improvement Scheme recognise these instruments and set out the regard that should be had for the local planning strategy and local planning policies in making determinations under the Improvement Scheme.</p> <p>Matters to be considered under TPS No.8 can be raised by the City in a submission but wouldn't have any statutory effect in the Maitland Improvement Scheme Area. It is important to the City that the tenor of matters to be considered under TPS No.8 are covered by matters to be considered under the Maitland Improvement Scheme.</p> <p>It should be mandatory for the local government to be consulted in relation to any application for development approval determined by the WAPC in the Improvement Scheme area. Matters to be considered by Council under Town Planning Scheme No.8 include matters that are relevant from a local community perspective.</p>
Part 9: Enforcement and administration	As per previous requests, provision should be made for the WAPC to delegate decisions on planning applications in the Maitland Improvement Scheme area to the local government (Development Assessment Panel in many cases) with an option for the WAPC to call-in applications if necessary. The decision making process could also be made more efficient by getting the City to report to and make recommendations to the WAPC, similar to Development Assessment Panels. Either way, the local government should be paid for the work it undertakes in assessing and/or determining applications.